

Subject: Re: San Pedro Petitions
From: Edward Henning
Date: 04/17/2017 01:01 AM
To: Rick Scott
CC: Dennis Rader <dennis.rader@lacity.org>, Lorena Parker <lparker@sanpedrobid.com>, "Van Cise,Eugene" <eugene.vancise@lacity.org>, Rosemary Hinkson <rosemary.hinkson@lacity.org>, Miranda Paster <miranda.paster@lacity.org>

Rick and Dennis - I re-checked the San Pedro numbers and you are correct, the reduction of that single parcel's assessment due to the building burning down and now not subject to a building area assessment was not factored into all of the other numbers in the MDP and ER subsequent to finding out about the fire in mid Dec '16. At the time I was only calculating what should be refunded for past assessments since the fire occurred in Nov 2015 but I did not go back and re-check NBS's dbase numbers that they had provided for this parcel, assuming that the County would have been advised of this change that would have also affected the general property tax for this parcel.

The amount of BID assessment reduction for tax year 2017-18 will be \$2,069.76 which will reduce the total BID assessment to \$1,274,089.24. I will begin to make all the necessary numeric adjustments in the MDP and ER. Since this is only a 1/10th of one percent change in the total assessment, all petition percentages should remain about the same with only perhaps a .01% increase in a few. I will re-do the assessment roll and percentages and any slight changes in petition values will be noted. It will take a few days to complete these changes.

Ed Henning, Principal Consultant
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760-868-9963

-----Original Message-----

From: Rick Scott
Sent: Apr 13, 2017 4:22 PM
To: Edward Henning
Cc: Dennis Rader , Lorena Parker , "Van Cise,Eugene" , Rosemary Hinkson , Miranda Paster
Subject: Re: San Pedro Petitions

Thanks Ed. We need to make sure that only that one parcel's assessment changes but it will lower the entire total assessment that will affect all the numbers in the budget tables and calculations and maybe the GB.

On Thu, Apr 13, 2017 at 1:16 PM, Edward Henning <mred2@earthlink.net> wrote:

Thanks Rick and Dennis - I don't have access to these files for a few days but will re-check and adjust each doc, if, and as needed when I return.

Thanks

Ed

-----Original Message-----

From: Rick Scott
Sent: Apr 13, 2017 12:18 PM
To: Dennis Rader
Cc: Lorena Parker , Edward Henning , "Van Cise, Eugene" , Rosemary Hinkson , Miranda Paster
Subject: Re: San Pedro Petitions

Lorena,

If the overall total of all assessments has changed (gone down) we will need a new MDP and ER with corrected data (budget, general benefit, assessment total, etc.) in all the tables of both documents based on the new lower assessment total.

Also, please send the final map with a master indicating the location of the individual map pages that were sent previously.

Thank you.

On Thu, Apr 13, 2017 at 11:56 AM, Dennis Rader <dennis.rader@lacity.org> wrote:

Lorena, thanks for the petitions this morning. I have the petition tally at 16.74% now.

Question on the Nash-Holland petition: the County shows the owner as Omninet San Pedro LLC. Was there a recent owner change that isn't yet reflected in the County database? If so, I'll need some documentation to be able to include this petition in the tally.

A note about the Oban Renaissance LLC petition: the assessment for parcel 7455-004-010 was updated subsequent to my final data review and my final review of the MDP & ER. Per Lorena's contact with the stakeholder in Dec 2016 and confirmed by research, the building burned down in 2015. The assessment was not corrected in your copy of the renewal data, since you still have the old total asmt of \$3,562.46 on the petition. I corrected my copy of the data to reflect the revised total of \$1,492.71 The petition is still acceptable as is because the value on it is greater than the actual amount to be assessed, but the MDP & ER are still incorrect.

Lorena & Ed, let me know what your thoughts are on these issues.

On Thu, Apr 13, 2017 at 10:43 AM, Lorena Parker <lparker@sanpedrobid.com> wrote:
Dennis,

Here are two more petitions.

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